

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3881

**AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO**

BELLHOUSE ANNEXATION #3

APPROXIMATELY 1.71 ACRES

**LOCATED WITHIN THE E ROAD, VALLEJO DRIVE, AND SOUTH SAN MIGUEL
DRIVE RIGHTS-OF-WAY**

WHEREAS, on the 18th day of January, 2006, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 15th day of February, 2006; and

WHEREAS, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF
THE CITY OF GRAND JUNCTION, COLORADO:**

That the property situate in Mesa County, Colorado, and described to wit:

BELLHOUSE ANNEXATION #3

A certain parcel of land located in the North 1/2 (N 1/2) of Section 17, Township 1 South, Range 1 West, of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Southwest corner of Lot 2, Block No. 1 of Second Amendment Rio Vista Subdivision recorded in Plat Book 9, Page 199, Mesa County, Colorado public records and assuming the South line of said Second Amendment Rio Vista Subdivision to bear N89°54'02"E with all bearings contained herein relative thereto; thence N89°54'02"E along the South line of said Second Amendment Rio Vista Subdivision also being a point on the North right of way of E Road as depicted on said Second Amendment Rio Vista Subdivision a distance of 1085.00 feet to the Point of Beginning; thence

N89°54'02"E along the South line of Second Amendment Rio Vista Subdivision a distance of 91.06 feet to a point on the Northerly projection of the East right of way of Vallejo Drive as shown on Vallejo Subdivision recorded in Plat Book 8, Page 90, Mesa County, Colorado public records; thence S00°18'39"E along said line a distance of 637.73 feet; thence S06°06'21"W along said line a distance of 69.26 feet; thence 56.90 feet along the arc of a 30.00 foot radius curve, concave Northeast, having a central angle of 108°39'39" and a chord bearing S49°02'52"E a distance of 48.75 feet to a point on the Northerly right of way of San Miguel Drive as shown on said Vallejo Subdivision; thence N76°37'06"E along the Northerly right of way of said San Miguel Drive and the Northeasterly projection thereof a distance of 281.36 feet to the East line of the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of said Section 17; thence N00°18'19"W along the East line of the NW 1/4 NE 1/4 said Section 17 a distance of 7.55 feet; thence S58°25'00"E along the Southwesterly line of Lots 3, 4, and 5, Block 2 and the Southeasterly projection thereof, as shown on Vallejo Subdivision Second Amendment recorded in Plat Book 9, Page 66, Mesa County, Colorado public records a distance of 414.14 feet to a point on the Northwesterly line of Lot 5, Block 3 of said Vallejo Subdivision Second Amendment; thence S46°05'00"W along the Northwesterly line of said Lot 5, Block 3 a distance of 29.87 feet; thence S35°02'00"W continuing along the Northwesterly line of said Lot 5, Block 3 a distance of 93.48 feet to the Northeast corner of Lot 4, of said Block 3; thence 131.36 feet along the arc of a 50.00 foot radius curve concave Northwest, having a central angle of 150°31'47" and a chord bearing S50°17'53"W a distance of 96.71 feet; thence N35°33'47"E a distance of 186.07 feet; thence N58°25'00"W a distance of 365.37 feet to the East line of the NW 1/4 NE 1/4 said Section 17; thence S76°37'06"W along the centerline of said San Miguel Drive being 50.00 feet in width, a distance of 379.88 feet to a point on the Southerly projection of the West right of way of said Vallejo Drive; thence N06°06'21"E along said line a distance of 152.68 feet; thence N00°18'39"W along said line a distance of 154.75 feet to the Northeast corner of Lot 5, Vallejo West Subdivision recorded in Plat Book 11, Page 115, Mesa County, Colorado public records; thence N87°25'00"E a distance of 25.02 feet to a point on the centerline of said Vallejo Drive, being 50.00 feet in width; thence N00°18'39"W along the centerline of said Vallejo Drive a distance of 454.29 feet; thence S89°54'02"W a distance of 1166.16 feet; thence N00°05'59"W a distance of 42.91 feet; thence S86°48'03"E a distance of 5.01 feet; thence S00°05'59"E a distance of 37.63 feet; thence N89°54'02"E a distance of 159.97 feet; thence N00°00'00"E a distance of 15.00 feet; thence N89°54'02"E along a line being 5.00 feet South of and parallel with the South line of said Second Amendment Rio Vista Subdivision a distance of 935.01 feet; thence N00°05'58"W a distance of 5.00 feet to the Point of Beginning.

Said parcel contains 1.71 acres (74,403 square feet), more or less, as described.

Be and is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 18th day of January, 2006 and ordered published.

ADOPTED on second reading this 5th day of April, 2006.

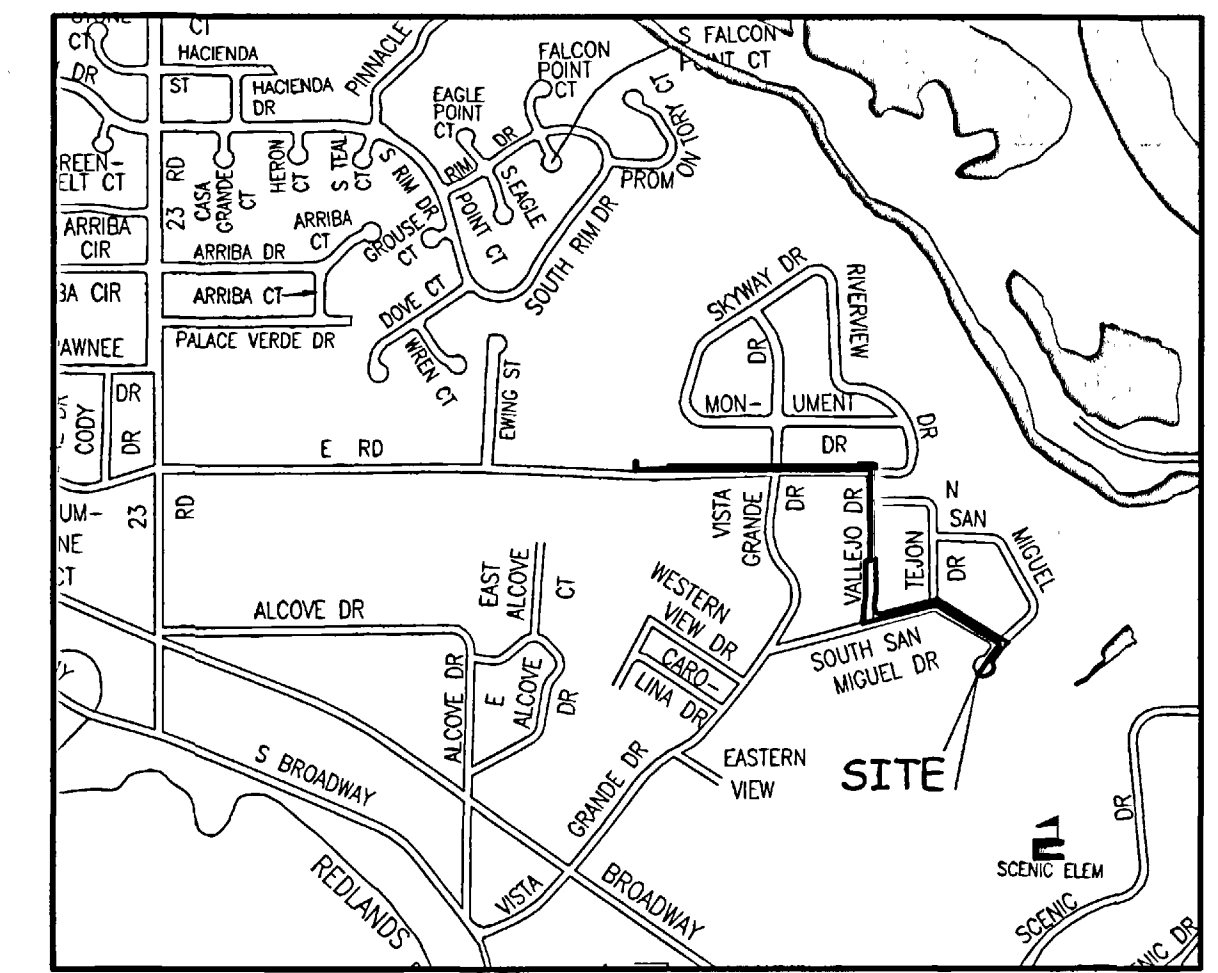
Attest:

/s/ Bruce Hill
President of the Council

/s/ Stephanie Tuin
City Clerk

BELLHOUSE ANNEXATION NO. 3

SITUATE IN THE N 1/2 OF SECTION 17, T15, R1W, U.M.
 COUNTY OF MESA, STATE OF COLORADO

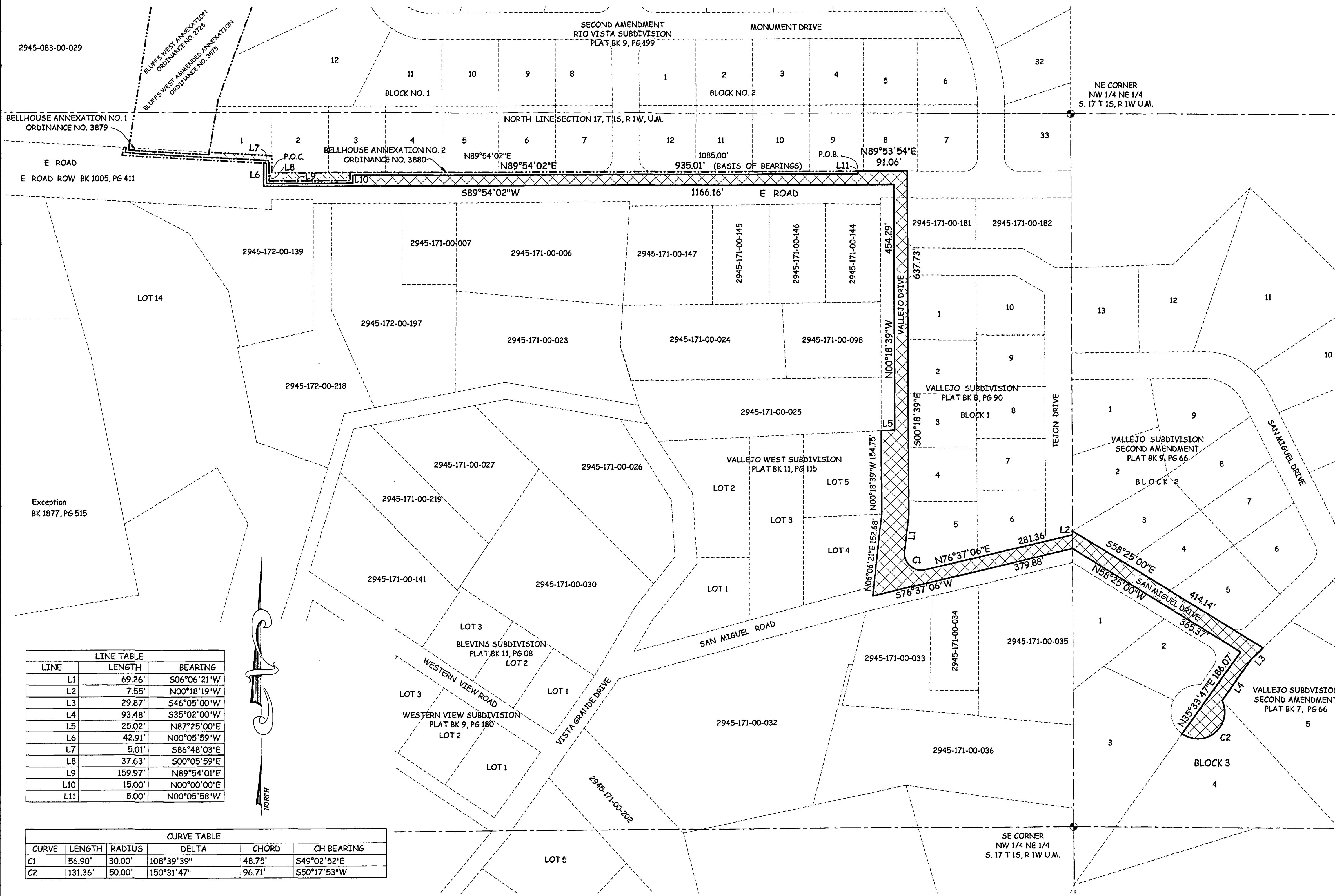


LOCATION MAP: NOT-TO-SCALE

LEGAL DESCRIPTION

A certain parcel of land located in the North 1/2 (N 1/2) of Section 17 South, Range 1 West, of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

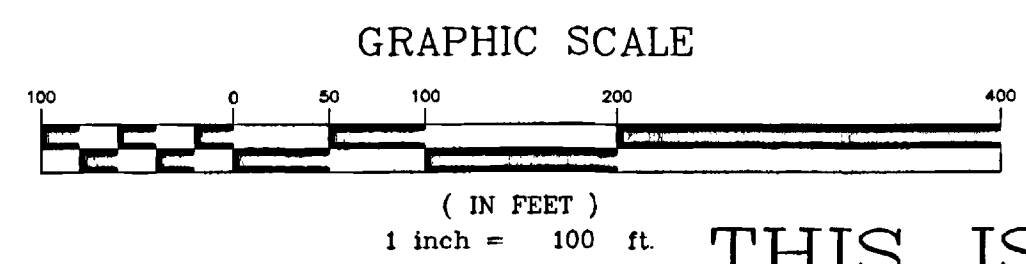
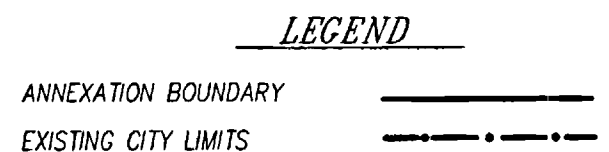
Commencing at the Southwest corner of Lot 2, Block No. 1 of Second Amendment Rio Vista Subdivision recorded in Plat Book 9, Page 199, Mesa County, Colorado public records and assuming the South line of said Second Amendment Rio Vista Subdivision to bear N89°54'02"E with all bearings contained herein relative thereto; thence N89°54'02"E along the South line of said Second Amendment Rio Vista Subdivision also being a point on the North right of way of E Road as depicted on said Second Amendment Rio Vista Subdivision a distance of 1085.00 feet to the Point of Beginning; thence N89°54'02"E along the South line of Second Amendment Rio Vista Subdivision a distance of 91.06 feet to a point on the Northerly projection of the East right of way of Vallejo Drive as shown on Vallejo Subdivision recorded in Plat Book 8, Page 90, Mesa County, Colorado public records; thence S00°18'39"E along said line a distance of 637.73 feet; thence S06°06'21"W along said line a distance of 69.26 feet; thence S6°06'21"W along the arc of a 30.00 foot radius curve, concave Northeast, having a central angle of 108°39'39" and a chord bearing S49°02'52"E a distance of 48.75 feet to a point on the Northerly right of way of San Miguel Road as shown on said Vallejo Subdivision; thence N76°37'06"E along the Northerly right of way of said San Miguel Road and the Northeasterly projection thereof a distance of 281.36 feet to the East line of the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of said Section 17; thence N00°18'19"W along the East line of the NW 1/4 NE 1/4 said Section 17 a distance of 7.55 feet; thence S58°25'00"E along the Southwesterly line of Lots 3, 4, and 5, Block 2 and the Southeasterly projection thereof, as shown on Vallejo Subdivision Second Amendment recorded in Plat Book 9, Page 66, Mesa County, Colorado public records a distance of 414.14 feet to a point on the Northwesterly line of Lot 5, Block 3 of said Vallejo Subdivision Second Amendment; thence S46°05'00"W along the Northwesterly line of said Lot 5, Block 3 a distance of 29.87 feet; thence S35°02'00"W continuing along the Northwesterly line of said Lot 5, Block 3 a distance of 93.48 feet to the Northeast corner of Lot 4, of said Block 3; thence 131.36 feet along the arc of a 50.00 foot radius curve concave Northwest, having a central angle of 150°31'47" and a chord bearing S50°17'53"W a distance of 96.71 feet; thence N35°33'47"E a distance of 186.07 feet; thence N58°25'00"W a distance of 365.37 feet to the East line of the NW 1/4 NE 1/4 said Section 17; thence S76°37'06"W along the centerline of said San Miguel Road being 50.00 feet in width a distance of 379.88 feet to a point on the Southerly projection of the West right of way of said Vallejo Drive; thence N06°06'21"E along said line a distance of 152.68 feet; thence N00°18'39"W along said line a distance of 154.75 feet to the Northeast corner of Lot 5, Vallejo West Subdivision recorded in Plat Book 11, Page 115, Mesa County, Colorado public records; thence N87°25'00"E a distance of 25.02 feet to a point on the centerline of said Vallejo Drive being 50.00 feet in width; thence N00°18'39"W along the centerline of said Vallejo Drive a distance of 454.29 feet; thence S89°54'02"W a distance of 1166.16 feet; thence N00°05'59"W a distance of 42.91 feet; thence S86°48'03"E a distance of 5.01 feet; thence S00°05'59"E a distance of 37.63 feet; thence N89°54'01"E a distance of 159.97 feet; thence N00°00'00"E a distance of 15.00 feet; thence N89°54'02"E along a line being 5.00 feet South of and parallel with the South line of said Second Amendment Rio Vista Subdivision a distance of 935.01 feet; thence N00°05'58"W a distance of 5.00 feet to the Point of Beginning;



LINE	LENGTH	BEARING
L1	69.26'	S06°06'21"W
L2	7.55'	N00°18'19"W
L3	29.87'	S46°05'00"W
L4	93.48'	S35°02'00"W
L5	25.02'	N87°25'00"E
L6	42.91'	N00°05'59"W
L7	5.01'	S86°48'03"E
L8	37.63'	S00°05'59"E
L9	159.97'	N89°54'01"E
L10	15.00'	N00°00'00"E
L11	5.00'	N00°05'58"W

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	56.90'	30.00'	108°39'39"	48.75'	S49°02'52"E
C2	131.36'	50.00'	150°31'47"	96.71'	S50°17'53"W

AREA OF ANNEXATION	
ANNEXATION PERIMETER	5897.47 FT
CONTIGUOUS PERIMETER	1157.61 FT
AREA IN SQUARE FEET	74,403***
AREA IN ACRES	1.71



ORDINANCE NO. 3881
 EFFECTIVE DATE MAY 7, 2006

THIS IS NOT A BOUNDARY SURVEY

Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.

DRAWN BY T.L.P. DATE 1-06-06
 DESIGNED BY DATE
 CHECKED BY P.T.K. DATE
 APPROVED BY DATE

SCALE
 1" = 100'



PUBLIC WORKS AND UTILITIES
 REAL ESTATE DIVISION

BELLHOUSE ANNEXATION NO. 3
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The Description(s) contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

PETER T. KRICK, PLS No. 32824
 Professional Land Surveyor for the City of Grand Junction
 DATE: APRIL 7, 2006

